

ALL PARCELS ARE OFFERED AS IS, WHERE IS, WITH NO IMPLIED OR EXPRESSED WARRANTY OF CONDITION WHATSOEVER.

Location

Whale Pass is an unincorporated community on the northeast coast of Prince of Wales Island about 80 miles northwest of Ketchikan, 80 miles north of Craig, and 64 miles north of Klawock. The land for sale is located within Section 25 of Township 66 South, Range 79 East, Copper River Meridian. The USGS Quad map is Petersburg A-4.

Maps with parcel numbers and survey information are included at the end of this brochure.

Reservation Codes

The following is a list of the easement reservations recorded on the plats of survey for Whale Pass Addition No.4 (Alaska State Land Survey No. 2000-24) and Whale Pass Addition No.5 (Alaska State Land Survey No. 2000-23) and referenced in the parcel description table on page 2 of this brochure. For more detailed information as to location of easements, prospective bidders should review the above survey plats.

- A. Subject to a temporary access easement that will terminate June 1, 2003. After that date, access to these lots will only be by the 60 right-of-ways noted as 'Owens Street' and 'Everett Street' on Alaska State Land Survey 2000-0024. There will be no access allowed across Tract A.
- B. Subject to a 10' drainage easement.
- C. Subject to a 10' non-motorized public access and utility easement.
- D. Subject to a 20' utility easement.
- E. Subject to a 50' section line easement.

Driveways and Access from Parcels 12-16

The lots in Whale Pass Addition No. 5 (Alaska State Land Survey No. 2000-23) do not have road access and will require Driveway Permits to access US Forest Service Road 3065. Before constructing a driveway to access this USFS road, **you must obtain applications and information about requirements from:**

Peggy Woodworth / US Forest Service / Thorne Bay Ranger District
PO Box 19001
Thorne Bay, AK 99919 Phone: 907-828-3304

Special Information

There is No Veteran's Land Discount For This Sale. (A.S. 38.05.940(a) veteran's land discount). This is a Commercial/Industrial Auction. The veteran's land discount does **NOT** apply to this type of sale.

The State does not allow entry upon this land, nor any other development activity, until a land sale contract is issued or until patent is received. It may take more than 3 months for the Department to issue a land sale contract or patent.

IMPORTANT

DEVELOPMENT REQUIREMENTS

The state will require that lots be developed within five years of contract issuance, with expenditures for improvements generally equal to or exceeding the appraised value (minimum bid as stated in this brochure) of the land at the time of purchase. Lots must be developed for commercial/industrial purposes and not for residential or recreational use, although a watchman's quarters, owner/operator residence or bunkhouse may be allowed as an accessory use.

Commercial/industrial uses include activities such as manufacturing, processing, repairing, and assembling. They include vehicle, marine, and equipment storage; heavy and light equipment repair and maintenance; commercial nurseries and greenhouses; commercial sawmills, shake, and shingle mills; hotels and lodges with four or more rental units.

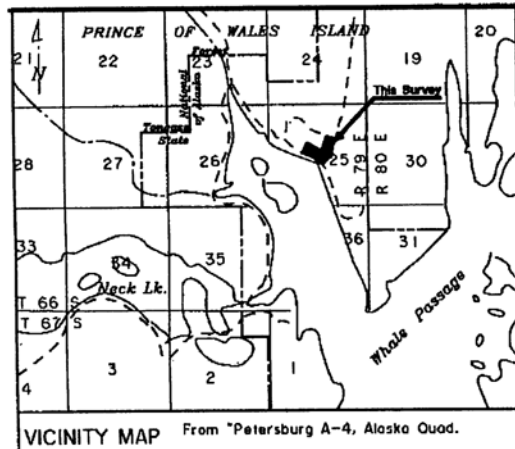
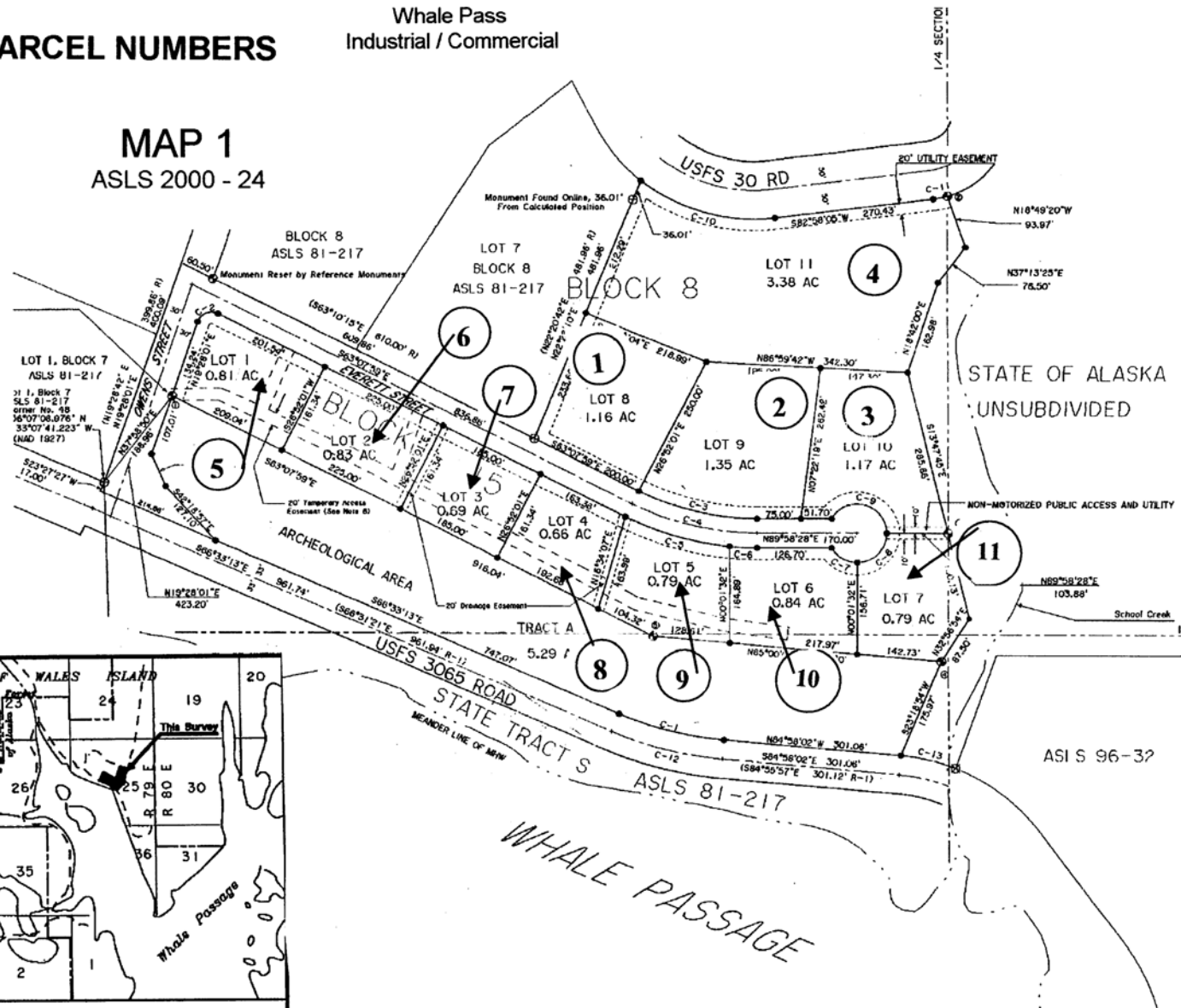
Timber and Other Building Materials on Site

Purchasers are not permitted to sell or remove any timber from the parcel until they receive state patent to the land. Until patent is received, no surface resource such as gravel, sand, peat, topsoil, or any other material valuable for commercial use may be sold or removed from the parcel. Such materials may be used only on the parcel. **The State of Alaska may recover triple damages for timber and other surface resources removed from the parcel without authorization.**

PARCEL NUMBERS

Whale Pass
Industrial / Commercial

MAP 1
ASLS 2000 - 24



WHALE PASSAGE